## NICOLLET MALL REDESIGN

Transportation and Public Works Committee

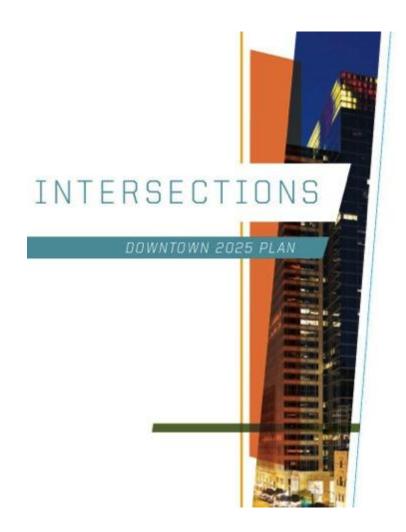
of

Minneapolis City Council

April 16, 2013

# Background

- Redesign & Reconstruction of Nicollet Mall:
  - A Business Community Priority
  - A City Bonding Priority
- Nicollet Mall Working Group
  - City & MDC in Partnership
- City Team
  - Steve Kotke, Ben Hecker, PW
  - David Frank, CPED
  - Peter Brown, Project
     Consultant
  - Implementation Committee



# History

- Nicollet Avenue has been Minneapolis's main shopping street since the 1880s
- By the 1950s Nicollet Ave. was losing shoppers to the new suburban malls
- In 1958 the City studied transportation needs on Nicollet Avenue



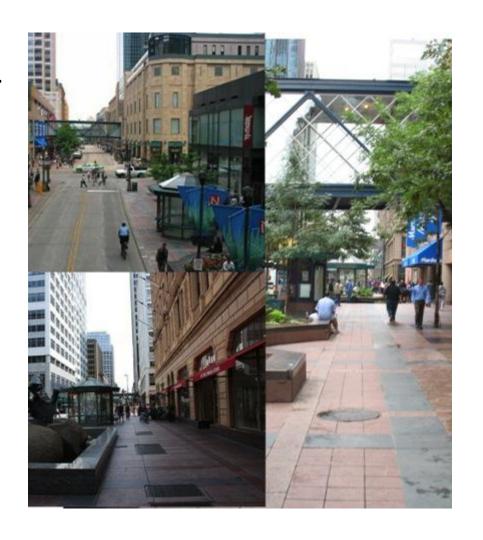
# 1965 Design

- In 1962 the City hired renowned Landscape Architect Lawrence Halprin to redesign Nicollet Avenue
- Design was complete in 1965 and "Nicollet Mall" was opened in 1967
- Halprin's design became a national model for transit malls
- After twenty years it had become worn and out of date



## 1990 Design

- The Mall was redesigned, rebuilt, and extended four blocks in 1990 (23 yrs.)
- Halprin's serpentine curve was maintained but made more gentle
- New paving system of multiple granite colors with heated sidewalks
- New light poles, street furniture, public art, fountains



### **Current Conditions - 2013**

- Worn and out of date again (23 yrs.)
- Granite pavers costly to repair and maintain
- Sidewalk heating system no longer working
- Street furniture creates congested areas for pedestrians
- Design unchanged after nearly fifty years despite other technological, demographic, and economic changes



















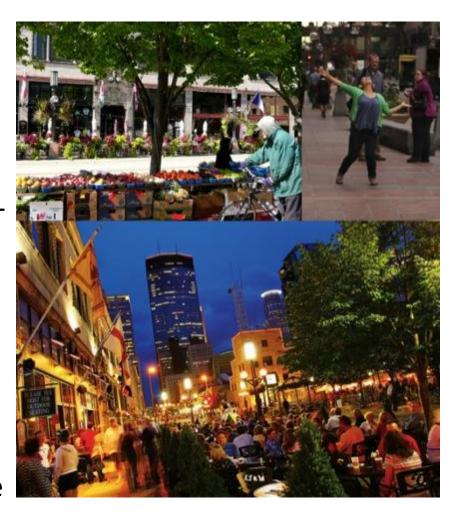
## Nicollet Mall and the State Economy

- 140,000 Employees a day travel from all over MN to Nicollet Mall
- 34 Million square feet of office space on or near Nicollet Mall
- Nicollet Mall is a primary recruitment tool for business
- Downtown Population of 35,000 – and growing



# Objectives

- Increased Public Use
  - A Public "Green" for all citizens
  - Active use of all 12 blocks
  - Minnesota's Main Street –
     for businesses, workers,
     and residents
- Durability
  - Excellent urban design
  - Climate appropriate design/4-season use
  - Durable materials that are cost effective to maintain



# Budget

#### Reconstruction Budget

(Through 2015-2016)

Sources of Funds

\$0.55M PW 2013 Budget

\$30-40M Bonds/Assess.

\$30-40M Total Sources

Uses of Funds

\$21-28M Construction

\$9-12M Fees/Soft Costs

\$30-40M Total Uses

#### Schematic Design

(Through June 2014)

Stipends/Fees

\$120k Competition Stipends

\$880k Schematic Design Fees

\$1.0M Schematic Design

Note: PW 2013 Budget covers stipends and a portion of SD fees

## Schedule

MACRO PROJECT SCHEDULE Phase (Competition)		2013									2014											2015										2016									
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Contract Documents (12/14)										1			İ			3														1	1	1								1	
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Construction (2/16)							İ			1		1	1			1	1														t								1	1	$\pm$

- September 2013:
  - Completion of Design Competition/Announcement of winner
- June 2014:
  - Completion of Schematic Design
- Fall 2015-2016:
  - Completion of Nicollet Mall Reconstruction project

## **Competition Process**

- RFQ and Short List (Issue RFQ April/May):
  - Open call for qualified teams
  - Shortlist by staff and Implementation Committee
- Design Competition (Issue Brief May/June):
  - Four teams invited to compete
  - Site visits and work sessions with staff (early June)
  - Design Submissions due in August
  - Public presentations and interviews in August
  - IC Recommend winner for CC approval
- Announcement of Winner (September)
  - Contract negotiations (October)
  - Start Schematic Design November 2013

# **Competition Brief**

- Vision: Nicollet Mall as the spine that connects the City, from the Riverfront to Loring Park, the North Loop, Warehouse and DMNA neighborhoods, Target Field, Target Center, the Minneapolis Convention Center, and the new stadium district.
- Design: Nicollet Mall reconstruction from Washington Avenue to Grant Street.



# RFQ - Selection Criteria Short-listed teams will have:

- Experience successfully completing major urban design projects
- Climate-appropriate design experience
- Both vision and the ability to execute detailed designs
- Experience designing for durability and O&M cost management
- Experience with street design and multi-modal transit systems

- Proven schedule and budget discipline
- Ability to lead a public participation process
- Current experience w/ sustainable design methods & technologies
- Experience designing for Accessibility and Safety
- Experience designing market-moving public spaces

## Leadership:

### Nicollet Mall Implementation Committee

- City (5)
  - Mayor R.T. Rybak
  - CM Goodman
  - CM Lilligren
  - Community Members (2)
- Downtown Council (4)
  - Members to be confirmed

- Responsibilities
  - Leadership of staff
  - Approval of work plan and process
  - Review of key documents
  - Review of qualifications, shortlist of teams
  - Review of design submissions, interviews
  - Recommendation of winner to City Council

# **Next Steps & Questions**

# May/June Council Cycles:

- Approval of Implementation Committee Roster
- Approval of Implementation Committee's proposed finalists
- Approval of Design Criteria
- Authorization to issue RFP/Design Brief

